



114 Montpelier Road
Purley, CR8 2QB

Offers In The Region Of £450,000



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This beautifully presented 3-bedroom semi-detached family home has been finished to a good standard throughout, offering a perfect balance of modern living and cosy charm. Situated on a tiered plot, the property features a warm sitting room and a spacious open-plan kitchen and dining area—ideal for family life and entertaining guests. The kitchen opens onto a patioed garden with a lovely tiered lawn, providing a peaceful outdoor space for relaxation or summer gatherings.

Upstairs, you'll find three well-proportioned bedrooms filled with natural light, along with a modern family bathroom. The home is move-in ready, perfect for families seeking comfort and practicality.

Conveniently located, this property is just a short distance from excellent transport links, including Purley Oaks, Sanderstead, and Purley mainline stations, as well as bus routes from Brighton Road. Local shops, schools, and amenities are all within easy reach, adding to the convenience of the location.

With the added benefit of no onward chain, this home offers a smooth and hassle-free move. Whether you're starting a new chapter or looking for more space, this property ticks all the boxes in a sought-after area.





Entrance Hall
10'9" x 5'11" (3.3m x 1.82m)

Living Room
12'5" x 12'0" (3.81m x 3.66m)

Kitchen/Diner
10'4" x 18'4" (3.17m x 5.59m)

Landing
6'4" x 3'4" (1.94m x 1.03m)



Bedroom
13'1" x 12'0" (4.01m x 3.66m)

Bedroom
10'6" x 11'5" (3.22m x 3.5m)

Bedroom
6'8" x 6'0" (2.04m x 1.83m)

Bathroom
7'6" x 6'6" (2.3m x 2.0m)



Floor Plan



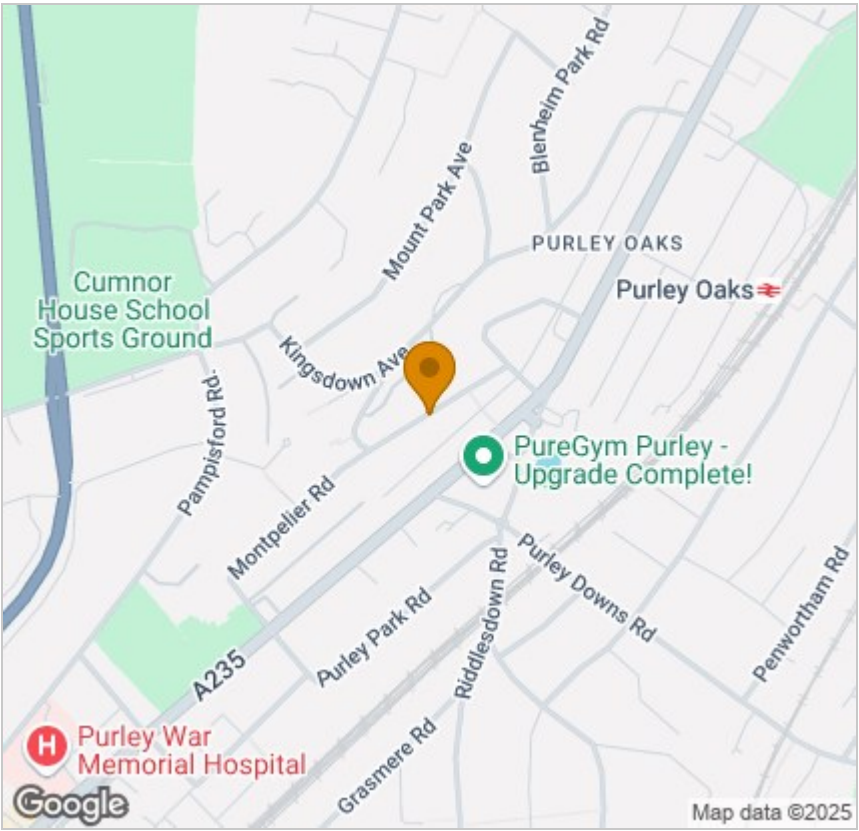
Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

